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**NILLES ASSOCIATES**

**Civil Engineering – Land Surveying – Landscape Architecture**

September 14, 2016

City of Ankeny  
410 West First Street  
Ankeny, Iowa 50023

**RE: Prairie Trail Southeast Neighborhood Plan**

Honorable Mayor & Members of the City Council and Members of the Planning & Zoning Commission:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Prairie Trail Southeast Neighborhood Plan.

The owner directed Nilles Associates to prepare the Neighborhood Plan and will still create 46 single family residential lots, multiple neighborhood commercial lots, and multiple lots that will be used as public park or open space.

This 78 acre neighborhood lies south of the Heritage Townhome area and the Heritage Park at Prairie Trail, east of Heritage Village at Prairie Trail, west of the South Ankeny Boulevard corridor, and north of the DMACC Ankeny Campus. SW Prairie Trail Parkway will be extended to the east, to South Ankeny Boulevard and SW School Street will extend south to the proposed SW Prairie Trail Parkway.

The lots developed within the Prairie Trail Southeast Neighborhood combined with expected attached housing north of SW 15<sup>th</sup> Street and along SW Prairie Trail Parkway within Heritage Village, will provide a variety of housing options within this eastern portion of Prairie Trail.

The goal for this overall design is to strategically plan for residential and commercial uses that honor the Prairie Trail master plan and responsibly integrate with the bordering roadways and public spaces.

The Neighborhood Plan has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of this Neighborhood Plan to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Thank you very much for your time and consideration.

Sincerely,



**Tharen J. Helgerson, PLS**  
**NILLES ASSOCIATES, INC.**